

Romine Cattle Co, Inc. \$2,530,000

Location: The Romine Ranch is located in the southeastern portion of Treasure County with a small portion located in Rosebud County. The land is located approximately ten miles south of the Sarpy Creek Interchange on Highway 315 and approximately 19 miles southeast of Hysham.



Acreage: 8,664 total acres with 7,226 acres of deeded, 640 acres of state lease, and 798 acres of private/tribal lease.

Precipitation: 14 to 16 inches average precip.

Carrying Capacity: The estimated carrying capacity is .22 AUMS/Acre.

Hay Production: There are 160 +/- acres of hay land along Sarpy Creek seeded to crested wheatgrass and alfalfa. There is currently no irrigation on the hay land, but water has been pumped from Sarpy Creek in the past.



General Description: The ranch is very well blocked, lying in one contiguous piece. There is highway access to the western end of the property and an easement is being provided off of Bear Creek Road for the eastern portion. The ranch consists primarily of grazing land including upland timber range.

Topography & Vegetation: The ranch ranges from gently rolling to very steep rough terrain. Elevation ranges from 2,850 feet to 3,700 feet. The ranch is a Ponderosa Pine Savannah range type. An abundance of native grass and shrubs enhance this property for wildlife.

Water: Sarpy Creek, Corral Creek, and Woods Water Drainage dissect the property. There are also approximately 3 to 3 ½ miles of stockwater pipeline, 2 springs, and 3 reservoirs.



Improvements: The ranch is well fenced and cross fenced. There are two sets of gathering corrals in fair condition.

Minerals: Seller is reserving 50% of the minerals that she owns.

Wildlife: The ranch is home to elk, deer, grouse, pheasants, wild turkeys, as well as numerous non-game species. The hunting rights are currently leased out for 2006.

Comments: This is a nice cow/calf ranch that has been well fenced and has good water development. In addition it provides good wildlife habitat for a number of species. Purchase would open up hunting access for the public to an area that is currently leased out and also allow access to a land locked section of State land.



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